



UPPER UWCHLAN TOWNSHIP
Planning Commission
March 3, 2011
Special Workshop -- Minutes
Approved

In Attendance: Bob Schoenberger, Sally Winterton, Linda Layer, John McTear, Jim Dewees, Joe Stoyack, Ken Engle, Chad Adams

Bob Schoenberger called the meeting to order at 7:38 p.m. and announced the Workshop had been scheduled at the Planning Commission's request in order to hear a presentation by Toll Brothers, on behalf of Byers Group II, providing greater details of their request for an abandonment of a portion of the approved Conditional Use for the Ewing Tract Subdivision, requesting permission to demolish the existing Evans Barn and construct a new community recreation facility and swimming pool.

Tom Kessler, Division Vice President (Chester County) -- Toll Brothers, and Alyson Zarro, Esq. - Riley Riper Hollin & Colagreco – were in attendance, representing Toll Brothers.

Approximately 30 Byers Station / Ewing residents were in attendance, including Byers Station / Ewing Master Homeowners Association Board Members Dan Dileo, Khumar Bhorgava and Barbara Edwards.

Ms. Zarro reiterated the request before the Township is to open the Conditional Use Approval and gain permission to demolish the existing structure and construct a new building rather than refurbish the existing structure as was originally proposed and approved for the second Byers Station/Ewing Community/Rec Center.

Mr. Kessler provided the following details:

- the current Drawing has been changed as follows since the Planning Commission saw it in February but it still matches the amenities initially approved and adds a few more:
 - re-oriented the building and pool to make better use of the light during the summer
 - center portion of the proposed Clubhouse will be raised to provide a second floor – total building equals 4,900 sf (existing 2-story barn is 4,900 sf)
- the current proposed pool is 82 x 52 ("Junior Olympic") vs. original pool 60 x 40.
- a separate 20 x 20 baby pool is proposed
- more surface area for a Tot Lot which will include swing set, jungle gym, etc.
- a larger grass/picnic area than originally planned

Mr. Kessler addressed comments and questions by the Planning Commission members:

- the bleachers shown on the original Plan pointed to possibilities open to the HOA, but are not included in this proposal;
- the current proposal is made in answer to the residents' requests for a much larger pool than the existing pool at the first community center;
- the existing Barn could be refurbished but the foundation is weakened and wouldn't support a modern facility. The deterioration of the structure was not intentional and isn't the primary reason for the demolition request.
- the Clubhouse amenities include: first floor -- 2 locker rooms (men's, women's), an open area for meetings or parties, kitchen, storage closets, mechanical room, lounge area; and the second floor right now is open – perhaps a gym
- pool furniture will be stored off season in a 10 x 10 mechanical/storage room;
- fixtures and materials would meet or exceed Code
- details such as how many residents this facility is to serve, how many people could be in

the pool, number of parking spaces, fixture counts, trash containment facility were not known this evening. Once approval to proceed is given, the Plans would be engineered and further information would be detailed.

Mr. Schoenberger advised that the Township's Authority would need to review the Plans if this is a larger facility with increased fixture counts, capacity, etc. than originally approved as it would affect the wastewater treatment plant numbers.

Mr. Dileo advised that various HOA meetings had been held last year throughout the Development and 3 comments continually surfaced:

1. The first facility's pool is too small
2. When will the second facility be constructed
3. Residents want a baby pool too

The HOAs are happy with the size of the Clubhouse, as long as it is at least the size originally approved.

The residents in attendance offered the following comments:

- What is the timeline to construct the facility, regardless of demolition or refurbishing, and the preference is whichever is quicker -- the residents were told when they purchased their homes in 2006 that the second facility would be available in 2008.
- The Barn has seen a couple fires and therefore isn't as historic as it once was -- if demolition is allowed, materials could be re-used in the new structure and/or around the property.
- Pool is still under-sized as it can't serve the expected population of the Development.
- When residents were previously polled about retaining the barn vs. demolition, no comments were made either way.
- Keep Tot Lot as far away from the road as possible, and fenced.
- The residents in attendance appreciated the Planning Commission looking out for them

Discussion turned to the historic value of the barn and neighboring farmhouse and springhouse. The farmhouse and springhouse were/are also to be properly maintained as part of the original Approval. The Township will have to be more involved and oversee the farmhouse and springhouse so they aren't allowed to deteriorate in the same manner as the barn. The farmhouse is currently used as Toll's office so that has been maintained, but the springhouse is beginning to show signs of needing work, which Mr. Kessler advised will be taken care of this spring under the Historic Commission's guidance.

Mr. Schoenberger advised the Planning Commission continues to ask questions in order to assure the residents receive what's been promised and/or approved, and the next steps in the process are as follows:

1. the Planning Commission will make a recommendation to the Board of Supervisors as to whether or not the Supervisors should open the Conditional Use Approval;
2. a Public Hearing will be scheduled for the Supervisors to hear testimony on the matter;
3. the Hearing will be advertised in the Daily Local News, at the affected property and on the Township's website.
4. the Board of Supervisors determines whether or not to approve the Byers Group request, An approval may be accompanied by various conditions.

Mr. Schoenberger thanked the residents for attending, announced the Planning Commission would meet again March 10, 2011 at 7:30 p.m. when a recommendation to the Board of Supervisors would be drafted, and adjourned the meeting at 9:30 p.m.

Respectfully submitted,
Gwen A. Jonik
Planning Commission Secretary